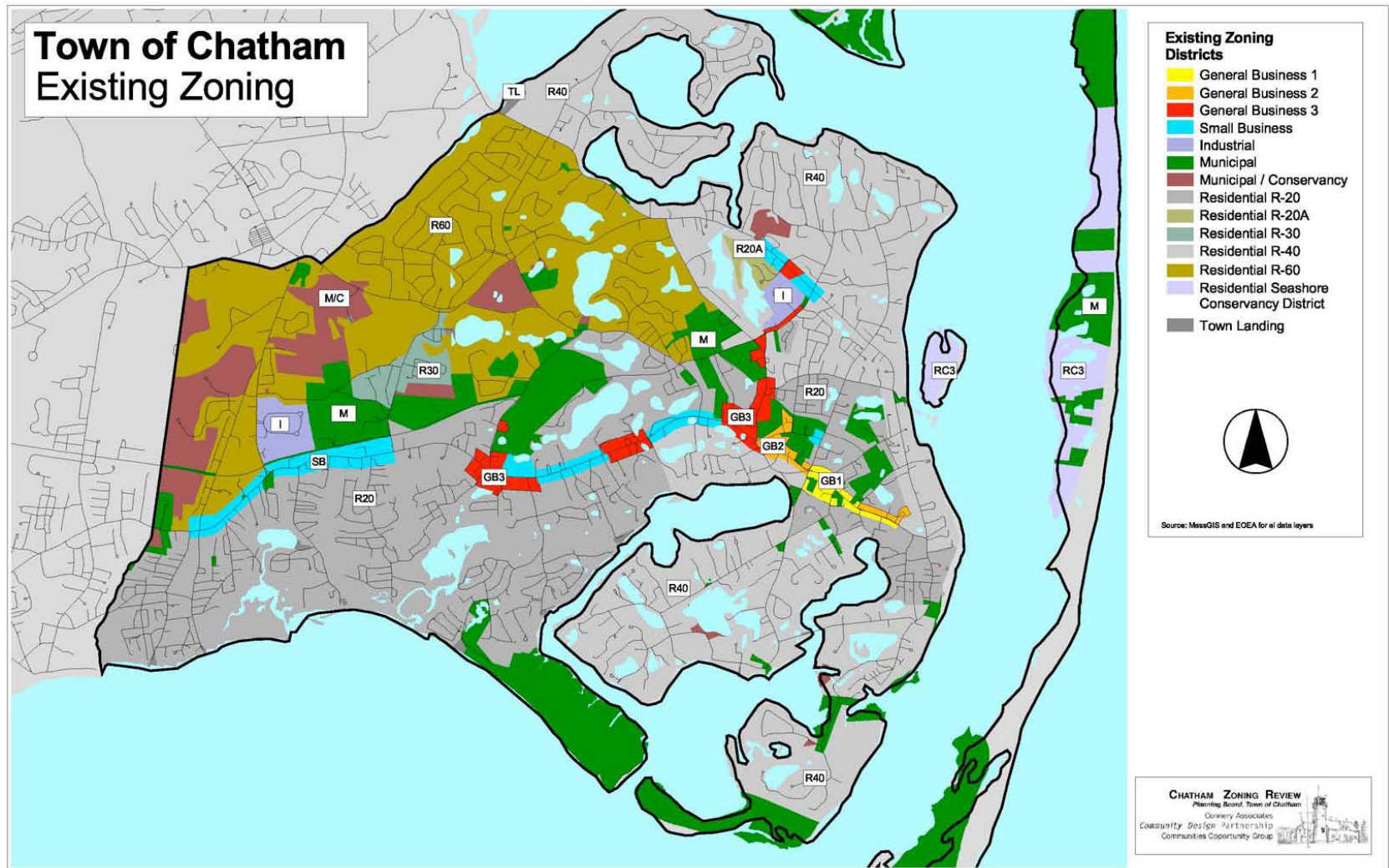


Town of Chatham Planning Board

Zoning By-Law Re-Write

(as seen on TV!)

Is this map in your car?



Tonight's Presentation

- Background ("Why?")
- Goals ("What?")
- Process ("How?")
- Challenges ("Whether?")
- Schedule ("When?")
- Q & A

Why Should We Care?

Zoning Affects Everyone Here

(whether they know it or not)

- Their own properties
- Their neighbors' properties
- Properties in the ambit of their travels through town
- Properties linked to the economic viability of their town
- Properties linked to the sustainability of the environment

Why Now?

- Update (*last complete re-write in 1987*)
 - *Conform to 2003 Long Range Comprehensive Plan*
 - *Respond to lessons learned from the current by-law's track record*
- Respond to new demographic & economic challenges
- Eliminate ambiguities, inconsistencies, omissions, redundancies, anachronisms
- Enhance fairness & equitability
- Improve ease of use

Goals

- Write a By-Law that's good for the next 15 – 20 years
 - *Achieve optimal balance between individual & community interests*
 - *Determine the general physical shape of things to come*
- Build Town Consensus for that New By-Law
 - *requires 2/3 majority at Town Meeting*
- Do this while continuing regular business
 - *Subdivision Control*
 - *Site Plan Reviews*

The Process

- Professional Consultant: Connery Associates
- 2 meetings/month exclusively to By-Law
- Read current By-Law critically
- Check against Land Use section of the LRCP
- Look at track record, look around town
- Proceed systematically through neighborhoods
- Invite public participation
- Broadcast on TV

Land Use Goals

- Prevent sprawl
- Manage growth
- Enhance neighborhood centers

Neighborhood Centers

- 1** South Chatham
- 2** West Chatham/Cornfield
- 3** Downtown/Crowell Road
- 4** North Chatham

Town-wide Topics

- Non-conformity
- Site Plan review
- Purpose Statement
- Home occupations
- Residential zones
- Industrial zones
- Municipal zones
- Municipal Conservancy zones
- Fishing Uses
- Parking
- Affordable Housing
- Dimensional reg's.
- Overlays
- Special reg's.
- Administration
- Map
- Definitions
- Illustrations

Challenges

Reconcile:

- Preservation vs. Growth & Change
- Resident vs. Transient Populations
- Automobile vs. Pedestrian
- (Legal) Conformity vs. Non-Conformity
- Individual Rights vs. Townwide Interests
- Privacy vs. Community
- Free Market vs. Regulation
- Unfettered Consumption vs. Sustainability

Public Input

- Knowledge
- Concern
- Direction

Knowledge Axis

Experts

- Officials
- Attorneys
- Architects
- Engineers
- Planners
- Developers
- Self-Taught Advocates

Non-Experts

- Have been applicants
- Never have been applicants
- Channel surfers

Concern Axis

- Concerned vs. Unconcerned
- Self-Interested vs. Community-Interested

Direction Axis

- Traditionalists
- Conservationists
- Preservationists
- Luddites
- Disciplinarians
- Ameliorists
- Futurists
- Visionaries
- Philistines
- Libertarians

Planning & Politics

ArchitectureBoston July/August 2004

Excerpt from "Learning from Ammann: Politics as a Design Problem" by David Luberoff

- Most people act out of their perception of self-interest, not some vague concept such as the public good.
- People fear the unknown and fear downside risks more than they value potential upside benefits (e.g. people prefer current zoning and their existing neighborhood fabric to some unknown).
- Most of the time, most people are uninvolved and prefer the status quo. If, however, people perceive that their interests are at stake (or values they hold dear are threatened), they are likely to get involved. The more their interests are affected, the more likely it is that they will become involved.
- Successful projects and policies tend to involve some intensely motivated beneficiaries who find ways to widely diffuse costs (so they don't encounter much opposition) and often create other beneficiaries (who can be mobilized to support the project).

Schedule

"Behind" us

- *South Chatham*
- *West Chatham*
- *Downtown/Crowell Road*
- *Site Plan Review*
- *Non-Conformity*
- *Purpose Statement*
- *Fishing*
- *Affordable Housing*
- *Site Plan Review*

Ahead of us

- *North Chatham*
- *Residential Zones*
- *Industrial/Municipal/ Municipal Conservancy*
- *Overlay Districts*
- *Special Regulations*
- *Home Occupations*
- *Dimensional & Parking Reg's.*
- *Zoning Map*
- *Definitions*
- *Illustrations*
- *Presentation & Public Hearings*
- *Town Meeting*

Where to Find Us

- Town's web site: <http://www.town.chatham.ma.us>
- Town Planner's e-mail: pdecoste@town.chatham.ma.us
- Live Meetings
 - *Town Hall Selectmen's Meeting Room (future in Annex?)*
 - *Alternate (2nd & 4th) Tuesdays, 7 p.m. (confirm on web)*
- Local Cable TV
 - *Channel 18 (unlimited re-runs!)*